



Community Planning & Development

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Issaquah, WA 98027

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issaquahwa.gov

Critical Area Neighborhood Meeting Handout

NEIGHBORHOOD MEETING:

The City has received a request for a development or construction project that contains a critical area and/or its associated buffer, or areas, within its project boundaries and meets the criteria requiring a Neighborhood Meeting to discuss whether this project might impact the critical area. At the meeting, representatives will describe the project and discuss any potential impacts with any interested members of the community. Criteria for a Neighborhood Meeting:

1. Level 2 or higher Land Use Permit: Permit is Level 4 Preliminary Plat (subdivision of land)
2. Critical Area Studies were required: Yes, see below.

APPLICATION INFORMATION:

<u>Project Name:</u>	The Firs at Talus
<u>Permit Number(s):</u>	PRJ21-00005, PP21-00001, SEP21-00004
<u>Address:</u>	7303 Renton-Issaquah Road
<u>Parcel Number(s):</u>	292406-9052
<u>Staff Contacts:</u>	Holly Keeton, Senior Planner Email: HollyK@issaquahwa.gov
<u>Property Owner:</u>	Burnstead Construction LLC
<u>Authorized Agent:</u>	Leo Suver, President Burnstead Construction 11980 NE 24 th Street Bellevue, WA 98005
<u>Project Description:</u>	The applicant has proposed to subdivide an existing 5.73 acre lot into 24 lots to construct attached single family residences. Each residence will be on individual lots. The developed site area will be 1.43 acres and the remaining will be placed in a Native Growth Protection Easement (NGPE) or protected by a 100' development setback from SR 900. The site contains a Class 3 stream, four (4) wetlands, and steep slopes. Project improvements include privately maintained interior roads and install utilities to support the development.

SPECIFIC CRITICAL AREA INFORMATION:

Critical Area(s) on-site and/or off-site whose buffers overlap onto the project site:

- | | |
|--|---|
| <input type="checkbox"/> Critical Aquifer Recharge Area | <input checked="" type="checkbox"/> Geotechnical including: |
| <input type="checkbox"/> Flood Hazard (<i>IMC 18.10.530 & 16.36</i>) | <input checked="" type="checkbox"/> Steep Slopes (<i>IMC 18.10.580</i>) |
| <input checked="" type="checkbox"/> Steams (<i>IMC 18.10.770-795</i>) | <input type="checkbox"/> Mine and Erosion (<i>IMC 18.10.520</i>) |
| <input checked="" type="checkbox"/> Wetlands (<i>IMC 18.10.590-760</i>) | <input type="checkbox"/> Landslide (<i>IMC 18.10.560</i>) |
| <input type="checkbox"/> Shorelines (<i>IMC 18.10.940 and see below</i>) | <input type="checkbox"/> Seismic (<i>IMC 18.10.570</i>) |

LINKS TO PROJECT DOCUMENTS:

Plan Set:

https://products.issaquahwa.gov/ActiveProjects/PP21-00001/PP21-00001_Plan_Set_2.2.2021_2.49.49_PM_2029302.pdf

Wetland and Stream Study:

https://products.issaquahwa.gov/ActiveProjects/PP21-00001/PP21-00001_Wetland_Report_2.2.2021_3.17.52_PM_2029446.pdf

Geotechnical Report:

https://products.issaquahwa.gov/ActiveProjects/PP21-00001/PP21-00001_Geotechnical_Report_2.2.2021_2.50.58_PM_2029310.pdf

SEPA Checklist:

https://products.issaquahwa.gov/ActiveProjects/SEP21-00004/SEP21-00004_SEPA_Checklist_12.2.2020_11.16.49_AM_1928996.pdf

Arborist Report:

https://products.issaquahwa.gov/ActiveProjects/PP21-00001/PP21-00001_1R_Tree-Inventory_2021-02-02.pdf

CRITICAL AREA STUDY INFORMATION:

Provide a brief description of the on-site critical areas and/or their buffers and the proposal's relationship to and impacts, if any, on the critical area(s):

There are multiple critical areas located on the project site, which are shown on Sheet C3 in the plan set. The site contains a Class 2 stream with a 75-foot buffer, a Class 4 stream with a 25-foot buffer, a Category III wetland with a 75-foot buffer, moderate coal mine hazard areas, and steep slopes. In addition to the buffers identified all critical areas must have an additional 15-foot building setback buffer, except for coal mine hazard areas. The proposed development is avoiding direct impacts to all critical areas located on the project site. The following describes the critical areas and proposed impacts:

Mine Hill Creek: Mine Hill Creek is classified as a Class 2 stream without salmonids. With the stream bisecting the site into east and west parts, Lots 1-3 will be located on the east side along Mine Hill Rd SW and Lots 4-12 will be located on the west side gaining access from the newly constructed road. Currently, the existing legal nonconforming home, garage, and shed on Lot 1 are located within the Mine Hill Creek buffer. The home will not be removed. Instead, the stream buffer will be reduced from 75-feet to 56.25-feet. By reducing the stream buffer width, the existing home is encroaching into less of the buffer area and the project's nonconformity has decreased.

To provide utilities to the development and comply with City code, the project is proposing to install sewer and water utilities along the newly constructed pedestrian trail and place stormwater outfalls within close proximity the Mine Hill Creek ordinary high-water mark. Per Issaquah Municipal Code (IMC), in order to place utilities in the inner 25% of the stream buffer a variance is required. In addition to requesting a preliminary proposal, the applicant is also requesting a variance.

Stream B: Stream B is classified as a Class 4 stream, located between Lots 4 and 5. The stream has been characterized as a small ephemeral intermittent section of stream channel about 30-feet long and about 12-inches wide. This stream does not connect to any other wetlands or streams and its flows infiltrate. To ensure the proposed development does not impact the stream, the applicant is proposing to utilize buffer averaging, resulting in a portion of the buffer area being relocated from the west side of the stream to the east side.

Wetland A: Wetland A is classified as a Category III and is located directly west of Mine Hill Creek. Currently, a nonconforming abandoned accessory dwelling unit (ADU) is located partially within Wetland A's buffer and the access driveway that provides access to Mine Hill Rd SW is entirely located within the buffer of Wetland A and Mine Hill Creek. In areas where development is encroaching critical area buffers, buffer reduction and width averaging is being proposed.

Steep Slopes: Base on the geotechnical engineer's detailed field reconnaissance, the project site contains steep slope and landslide hazard areas. Five steep slope areas were identified, and only one is considered a regulated steep slope. The remaining areas have been deemed exempted steep slopes per IMC 18.10.580.E. These areas can be altered and do not require steep slope buffers. The regulated steep slopes, Slope 5, can be found within a landslide hazard area directly west of Mine Hill Creek. Slope 5 has a buffer setback of 15-feet measured from the edge of the slope outward. Despite majority of the steep slopes being exempt, due to their close proximity to Mine Hill Creek, all on-site steep slope areas will be placed in a Native Growth Protection Easement (NGPE) to remain undeveloped for perpetuity.

Coal Mine Hazard Area(s): There are three coal mine classifications: severe, moderate, and declassified. Historical records indicate there are coal mine areas beneath the project site. One coal mine, No. 4, currently spans beneath the project site along with three other parcels to the south. Due to the location and depth of mine No. 4, a portion of the site has been classified as moderate and declassified. Most of the site has been deemed declassified, but moderate coal mine hazard areas have been identified within the southeastern corner of the site, which will impact Lots 2 and 3.

1. Was critical area study/ies reviewed by City consultant(s)?

☒ Yes ☐ No

- Stream: Reviewed by the Watershed Company
- Wetland: Reviewed by the Watershed Company
- Steep Slope: Reviewed by Golder Associates, Inc., and Wood Environment & Infrastructure Solutions, Inc.
- Coal Mine Hazards: Reviewed by Golder Associates, Inc., and Wood Environment & Infrastructure Solutions, Inc.

2. Does the project propose any adjustments or reductions to alter the Critical Area(s) or associated buffers?

☒ Yes ☐ No

If yes, describe and indicate whether the alterations area allowed by code:

To avoid impacts to the buffer, the applicant is proposing a combination of buffer averaging, impervious surface removal/restoration, and buffer enhancement to comply with the Critical Area Code. The City's Critical Area Code allows a maximum 25% reduction to the regulated stream buffer provided the reduced buffer area is enhanced with native species (IMC 18.10.790(D)(1) and 18.10.790(D)(4)). The rationale behind the code standard is that a reduced buffer area that is fully enhanced with native trees and shrubs provide improved buffer functions over a wider buffer that is not composed of native species to provide for buffer functions. Enhancement of the reduced buffer area would improve buffer functions over the existing conditions.

A nonconforming abandoned ADU is located partially within the wetland's buffer and the driveway that provided access to the structure is entirely located within the buffer associated with wetland and Mine Hill Creek. The project is proposing to reduce the buffer. Under IMC 18.10.650(D)(4), the standard wetland buffer area may be reduced at a 1:1 ratio with the removal of existing, legally nonconforming impervious surface area located within the wetland buffer area. The removed impervious area must be restored with native vegetation, consistent with the wetland buffer enhancement plan requirements listed within the code (IMC 18.10.650(D)(c)(3)). The wetland buffer will be reduced from 75-feet to the narrowest width of 59-feet. Proposed buffer enhancements will moderate stormwater runoff, reduce soil erosion potential, and provide quality habitat for wildlife to perch, find refuge, and native food sources.

3. Does the proposal project the Critical Area(s) consistent with Code?

☒ Yes ☐ No

4. Is Critical Area mitigation proposed or required?☒ Yes ☐ No**5. Does the project offer any improvements to the Critical Area(s)?**☒ Yes ☐ No**6. Is the project within Shoreline jurisdiction?**☐ Yes ☒ No**TREE PROTECTION & RETENTION INFORMATION:**

Provide a brief description of the site's trees and the proposal's relationship to and impacts on trees:

The project site is approximately 4.90-acres (213,341-square-feet). Majority of the site is undeveloped and consists of forested land. The site contains a total of 1,983-caliper inches of existing significant trees.

1. What are the tree retention requirements for the site and is the project meeting the requirements?☒ Yes ☐ No

The proposed subdivision is located within the SF-E zone and is required to retain a minimum of 30% of the total caliper inches of existing significant trees outside of critical areas and buffers. Due to the proposed design 596-caliper inches, which is 30%, will be retained.

2. Does proposal request a tree retention reduction? How much? Does it meet the criteria for reduction?

No, the project is not requesting a tree retention reduction.

3. Does the project propose to replace trees?☒ Yes ☐ No**If yes, please explain if trees will be on-site, off-site, and/or paying into the Tree Fund.**

The proposed project complies with tree retention requirements, and therefore, are not required to provide replacement trees. Should the preliminary plat be approved, tree density will be reviewed with each individual lot during the construction permit phase. This level of detail is not required at the time.

4. Does the project meet tree density?☐ Yes ☐ No

If yes, describe how.

Should the preliminary plat be approved, tree density will be reviewed with each individual lot during the construction permit phase. This level of detail is not required at the time.